

Town centres, retail

M90. Is the approach to development management set out in policies SD6, SD7, SD8, SD9 and E9BA justified and consistent with national policy and would it be effective in terms of:

- a) ensuring that identified needs for all forms of main town centre uses, including bulky goods, are accommodated in appropriate locations in accordance with national policy;**
- b) requiring large scale commercial development (over 2,500sqm of A Use Class floorspace) to support the provision of small shops and other commercial units (including “affordable units” where there is evidence of local need); and**
- c) supporting Policy GG4 “delivering the homes Londoners need”?**

In E9 Markets: We welcome the recognition of the "full variety" of all street markets and recognition of their contribution to local identity and culture.

We strongly support the need (question b) for large developments to support ‘affordable’ business units including small ones.

Given the re-calibrating of retail, markets will have a greater part to play because they are different from shops and have an added unique social value. This is widely researched and should be acknowledged in the policy.

In paragraph 6.9.4 a few markets are singled out e.g. Columbia Road and Camden as having 'strategic importance'. It is not right to single out just a few markets for this. The emphasis is on tourism but there are other markets that appeal to visitors and many more markets with different kinds of strategic importance. In some cases tourism is not always a benefit for market traders. Either the Mayor should be aware of, and list, all of London's markets, or none.

We see no need for special protection for ‘bulky goods’ retailing, especially retail parks and their associated car parking. While such retailing is essential –even if mainly as showrooms for online sales– the air space above them can and should be used for housing or other business purposes when redevelopment takes place.